

Kennedys'

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Ashurst, The Chase
Tadworth
KT20 6HY

Kennedys are delighted to bring to the rental market this charming three bed detached house set within its own grounds. The property has been refurbished throughout offering a blend of comfort and modern living, making it a perfect choice for small families or professionals seeking a peaceful retreat. Available Immediately as Unfurnished

£2,950 Per Month



3



2



1



3

- Refurbished Detached House
- Spacious Lounge
- New Bathroom
- Driveway and Garage
- Available Now

- Three Bedrooms
- Kitchen/Dining Room
- Study
- Mature Garden
- Unfurnished





PROPERTY DESCRIPTION

Nestled in the charming area of Kingswood, this delightful detached home has been refurbished throughout including new wood flooring, radiators, carpets, kitchen and bathrooms but boosts many of its original features. Spanning an impressive 1,367 square feet, the property is ideal choice for small families or professionals.

Upon entering, you are welcomed into the hallway with ample storage, downstairs cloakroom, and a small study to the rear. The spacious reception room provides a warm and inviting atmosphere, with its original features and patio doors to the garden. There are two doors leading to the kitchen/dining room, which is newly fitted including the oven and hob, and the dining area also has patio doors to the garden. There is a small utility area off the kitchen with units and storage.

The stairs lead to the first floor which comprises of main bedroom to the far end with fitted wardrobes, and a further two bedrooms and new bathroom with shower over the bath.

To the outside you have a driveway leading to the front of the house and garage, providing ample parking for up to four/five vehicles. The garden is around half an acre but mostly laid to lawn and wooded areas. The patio and lawn areas are private and not overlooked with a couple of storage sheds.

The property is available Now as Unfurnished.

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salons, travel agent, cafe, restaurants and of course the Kingswood Arms, all of which are only a short walk from the property. There are two local golf courses to choose from (although of course at this property you back directly on to KGCC and are close to the entrance to the club house) as well as a selection of private and state schools within easy reach. The villages of Banstead and Tadworth also provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.









PROPERTY DESCRIPTION

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Heating is supplied - Gas Central Heating

Council Tax Band: G - Reigate and Banstead Council.

EPC Rating: D

Tenure: Freehold

Flood Risk: Low to Very Low Risk

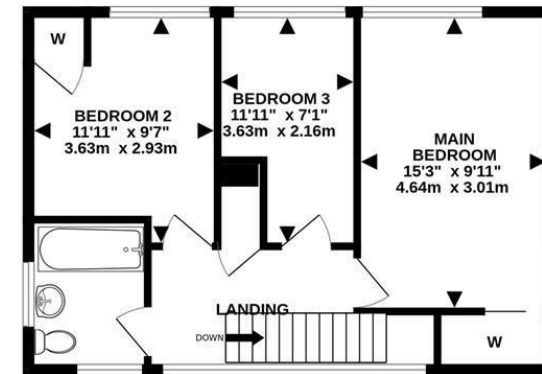
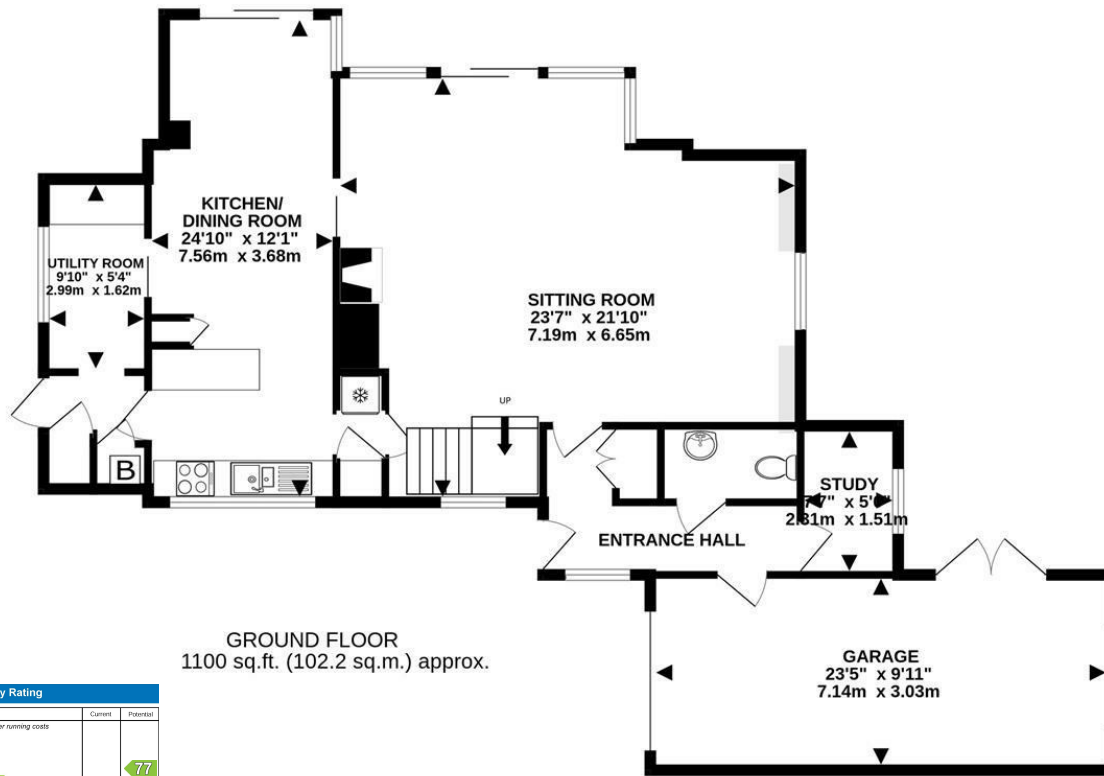
Broadband: Superfast

Mobile Phone Availability: Indoor Limited: Three, EE & Vodafone Likely: O2 Outdoor Likely to Three, EE, Vodafone & O2

Other Information: Ask The Agent

Please call 01737 817718 option 2 for further details or to book an appointment to view

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Ashurst, The Chase

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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